



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD14-10
APPLICANT: R. Blaine Nice, Attorney
DATE: April 10, 2014
LOCATION: SE Corner of Classen Boulevard and Cedar Lane Road
WARD: 5
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Commercial Development with Fuel Station

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a discount store with a fuel station and four undetermined commercial uses on smaller lots. This property is currently zoned I-1, Light Industrial District, and rezoning to C-2, General Commercial District, will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, April 24, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

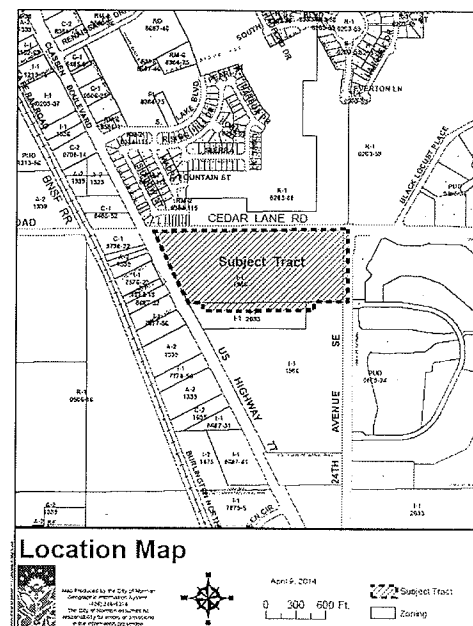
This applicant has filed a concurrent application for Planning Commission consideration of this project at their May 8, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Blaine Nice, (405) 232-0621 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 14-10

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER R. Blaine Nice, Attorney/Agent	ADDRESS Fellers Snider Blankenship Bailey & Tippens, P.C., 100 N. Broadway, Ste. 1700, Oklahoma City, OK 73102
EMAIL ADDRESS bnice@fellerssnider.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) R. Blaine Nice, 405/232-0621 BEST TIME TO CALL: 8:00 a.m. to 5:00 p.m.

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located SE corner of Hwy 77 (Classen Blvd.)
and Cedar Lane

and containing approximately 32.25 (including ROW) acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

18.38 acres to be zoned C-2 for a discount store with fuel station

10.73 acres to be zoned C-2 for any use approved under C-2 zoning

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This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to C-2 District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☐ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

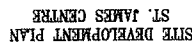
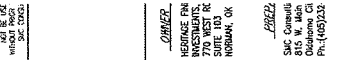
Current Zoning: 1-1
Current Plan Designation: Low Density Res.

Concurrent Planning
Commission Review
Requested: ☒

Received on: 4-7-14
at _____ a.m./p.m.
by _____

OWNER
HERITAGE FINE
INVESTMENTS,
770 WEST RD
SUITE 103
NORMAN, OK

PREL:
SAC Comerell
815 W. Main
Ocala, FL 32601
Ph: (405) 232-



SMC
SMC Consulting Engineering, P.C.
815 West 80th - Oklahoma City, OK 73106

PROJECT NO.: 491
DATE: 04/24/14
SCALE: 1"=60'
DRAWN BY: WDS
ENGINEER: TLENO
P.L. NUMBER: 168

BENCHMARK - BM 1	
WATSON	1178.64
CUT 1/2" ON TOP OF CURB	
WATSON	1178.64
N SIDE OF EAST CEDAR LANE APPROX 36.0' N. & 46.0' W. OF N.W. CORNER	
BENCHMARK - BM 2	
WATSON	1178.69
CUT 1/2" ON TOP OF CURB	
WATSON	1178.69
E SIDE OF 24TH AVE. S.E. APPROX 70' S. & 20' E. OF N.E. PROPERTY CORNER	
BENCHMARK - BM 3	
WATSON	1181.43
CUT 1/2" ON SIDEWALK	
WATSON	1181.43
E SIDE OF 24TH AVE. S.E. SECOND PP SOUTH OF S.E. PROPERTY CORNER	